

TALUS DIVISIONS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE FOR PUBLIC USE TO THE CITY OF ISSAQUAH ALL OF THOSE ROADS, ALLEYS, EASEMENTS AND RIGHTS OF WAY WHICH ARE SHOWN HEREON (EXCLUDING ANY PRIVATE ROADS SHOWN ON THIS PLAT); ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE PUBLIC STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL PUBLICLY-DESIGNATED EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID PUBLICLY-DESIGNATED EASEMENTS TO OTHER PUBLIC UTILITIES AT ITS DISCRETION.

FOR THOSE STREETS, EASEMENTS AND TRACTS SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO OR BENEFITING A PERSON OR ENTITY OTHER THAN THE PUBLIC, WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED FOR THE PURPOSE STATED.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ISSAQUAH AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

THIS SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

SIGNED THIS _____ DAY OF _____, 2015

TALUS 7 & 8 INVESTMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF TALUS 7 & 8 INVESTMENT, LLC., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

SIGNATURE OF _____

NOTARY PUBLIC _____

TITLE _____

MY APPOINTMENT EXPIRES _____

LEGAL DESCRIPTION

REVISED PARCEL 6C OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA13-00004, RECORDED UNDER RECORDING NUMBER 20140409900010, IN KING COUNTY, WASHINGTON.

CITY OF ISSAQUAH APPROVALS

MDRT APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015.

MDRT PROGRAM MANAGER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015.

PUBLIC WORKS ENGINEERING DIRECTOR

DEPARTMENT OF FINANCE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS _____ OF _____, 2015.

CITY OF ISSAQUAH, FINANCE DIRECTOR

MAYOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015.

MAYOR

ATTEST: _____
CITY CLERK

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR OTHER PUBLIC USE ARE PAID IN FULL. THIS _____ DAY OF _____, 2015.

DIRECTOR

DEPUTY

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015.

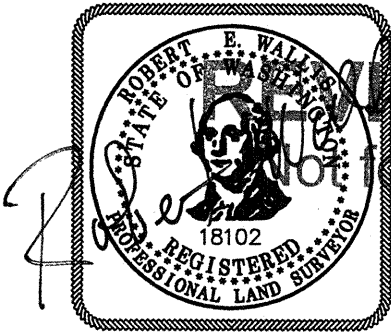
KING COUNTY ASSESSOR

DEPUTY ASSESSOR

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF TALUS, DIVISIONS 7 & 8, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, EXCEPT AS NOTED, THAT I FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



NEW COPY
Not for Recording

SEPT 17, 2015

Robert Wallis

ROBERT E. WALLIS, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 18102 TRIAD 20300 WOODINVILLE-SNOHOMISH RD NE, SUITE A WOODINVILLE, WASHINGTON 98072 PHONE: (425) 415-2000

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH THIS _____ DAY OF _____, 2015, AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____, RECORDS OF KING COUNTY, WASHINGTON. DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS

PORTION OF THE NW 1/4 OF THE SW 1/4, NE 1/4 OF THE SW 1/4, SW 1/4 OF THE SW 1/4 AND SE 1/4 OF THE SW 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

TALUS DIVISIONS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

EASEMENT PROVISIONS

1. PRIVATE ACCESS AND UTILITY EASEMENTS SHOWN HEREIN AS "DRY UTILITY EASEMENT", EITHER 5 FOOT OR 10 FOOT IN WIDTH, ARE HEREBY RESERVED FOR AND GRANTED TO THE PUGET SOUND ENERGY CO., CENTURY LINK COMMUNICATIONS, COMCAST AND OTHER PRIVATE UTILITY PURVEYORS AND THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON THE EASEMENT AREAS SHOWN ON THE PLAT, ALL IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUIT, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THE EASEMENT AREA SHALL BE RESTORED AS NEAR AS POSSIBLE BY ANY PERSON PERFORMING WORK IN THE EASEMENT TO THE ORIGINAL CONDITION. SAID DRY UTILITY EASEMENTS ARE 5 FEET IN WIDTH ON LOTS 1-16, 19-56 AND 62-63, AND 10 FEET IN WIDTH ON LOTS 17-18.
2. AN ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1 THROUGH 63, THE CITY OF ISSAQUAH AND ALL PROVIDERS OF EMERGENCY VEHICLES AND SERVICES OVER AND ACROSS THE ROADWAYS IN TRACTS D AND E.
3. UNLESS LABELED AS HOA EASEMENTS, THE PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENTS SHOWN HEREIN AS "PRIVATE STORM DRAIN EASEMENT" OR "PRIVATE SANITARY SEWER EASEMENT" ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF THE LOTS BENEFITED BY SAID EASEMENTS FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, REPLACEMENT, REPAIRS AND OPERATION OF SANITARY SEWER AND STORM DRAINAGE FACILITIES. THE OWNERS OF SAID BENEFITED LOTS SHALL BE RESPONSIBLE FOR MAINTENANCE, REPLACEMENT AND REPAIR OF THAT PORTION OF SAID UTILITIES THEY BENEFIT FROM.
- THE 12 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 1 THROUGH 3 AND THE ADJOINING PRIVATE STORM DRAIN EASEMENTS IN TRACTS A AND N ARE TO THE BENEFIT OF LOTS 1 THROUGH 4.
- THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOT 5 IS TO THE BENEFIT OF LOTS 5 AND 6.
- THE 12 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 5, 6 AND 7 AND THE ADJOINING PRIVATE STORM DRAIN EASEMENT IN TRACTS A ARE TO THE BENEFIT OF LOTS 5, 6, 7 AND 8.
- THE 12 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 10 THROUGH 15 IS TO THE BENEFIT OF LOTS 9 THROUGH 16.
- THE 8 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOTS 18 AND 19 IS TO THE BENEFIT OF LOTS 18 AND 37.
- THE 8 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOTS 21, 22 35 AND 36 IS TO THE BENEFIT OF LOTS 21, 35 AND 36.
- THE 5 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 21 THROUGH 28 IS TO THE BENEFIT OF LOTS 21 THROUGH 28.
- THE 8 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOTS 25 AND 26 IS TO THE BENEFIT OF LOTS 31 THROUGH 34.
- THE 15 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOT 29 IS TO THE BENEFIT OF LOTS 29 AND 30.
- THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOTS 31, 32 AND 33 IS TO THE BENEFIT OF LOTS 31 THROUGH 34.
- THE 15 FOOT AND 10 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 29 THROUGH 33 IS TO THE BENEFIT OF LOTS 29 THROUGH 34.
- THE 10 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOT 36 IS TO THE BENEFIT OF LOTS 35 AND 36.
- THE 12 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOT 45 THROUGH 49 AND IN THE ADJOINING EASEMENT IN TRACT O IS TO THE BENEFIT OF LOTS 44 THROUGH 49.
- THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN TRACT O IS TO THE BENEFIT OF LOT 49.
- THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOT 56 IS TO THE BENEFIT OF LOTS 55 AND 56.
- THE PRIVATE STORM DRAIN EASEMENT IN THE WEST 6.5 FEET OF LOTS 50 THROUGH 56 IS TO THE BENEFIT OF LOTS 50 THROUGH 56.
- THE 10 FOOT AND 15 FOOT WIDE PRIVATE STORM DRAIN EASEMENTS IN LOTS 57 AND 58 AND IN THE ADJOINING EASEMENT IN TRACT F ARE TO THE BENEFIT OF LOTS 57, 58 AND 59.
- THE 15 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOT 58 AND THE ADJOINING EASEMENT IN TRACT F ARE TO THE BENEFIT OF LOTS 57, 58 AND 59.
- THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT IN LOT 61 AND THE ADJOINING EASEMENT IN TRACT F IS TO THE BENEFIT OF LOTS 60 AND 61.
- THE 15 FOOT WIDE PRIVATE STORM DRAIN AND SANITARY SEWER EASEMENTS IN LOT 62 AND THE ADJOINING EASEMENT IN TRACT F ARE TO THE BENEFIT OF LOTS 62 AND 63.
4. A UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UNDER AND UPON TRACTS A, C, D, E, F, G, M, N, O AND P FOR THE PURPOSE OF PUBLIC WATER, STORM DRAIN AND SANITARY SEWER LINES AND FACILITIES. THE CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PUBLIC UTILITIES. THE EASEMENT AREA SHALL BE RESTORED AS NEAR AS POSSIBLE BY ANY PERSON PERFORMING WORK IN THE EASEMENT TO THE ORIGINAL CONDITION.
5. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH UPON THE EXTERIOR 2 FEET PARALLEL WITH AND ADJOINING THE PUBLICLY DEDICATED STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, MAINTAIN, REPLACE AND OPERATE A SIDEWALK SYSTEM FOR THE PUBLIC USE TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSE STATED.
6. A 5 FOOT WIDE BY 35 FOOT LONG EMERGENCY VEHICLE OVERHANG EASEMENT, AS SHOWN IN LOT 20, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH.
7. THE _____ HOME OWNERS ASSOCIATION (HOA) IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, ALL PRIVATE UTILITIES WITHIN PUBLIC RIGHTS OF WAY, WITHIN LOTS WITH PRIVATE EASEMENTS CONVEYED TO THE HOA AND WITHIN TRACTS OWNED BY THE HOA NOT OTHERWISE CONVEYED TO A LOT OR LOTS. THE LOCATIONS OF THE PRIVATE UTILITIES ARE SHOWN IN THE APPROVED AS-CONSTRUCTED UTILITY PLANS ON FILE AT THE CITY OF ISSAQUAH.
- THE 8 FOOT AND 5 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 17, 18 AND 37 IS TO THE BENEFIT OF THE HOA AND LOTS 17, 18 AND 37.
- THE 8 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 24 AND 25 IS TO THE BENEFIT OF THE HOA AND LOT 24.
- THE 5 FOOT WIDE PRIVATE STORM DRAIN EASEMENTS IN LOTS 38 THROUGH 43 ARE TO THE BENEFIT OF THE HOA AND LOTS 38 THROUGH 43.
- PRIVATE STORM DRAIN EASEMENT IN THE EAST 5 FOOT WIDE OF LOTS 50 THROUGH 56 IS TO THE BENEFIT OF THE HOA AND LOTS 50 THROUGH 56.
- THE 10 FOOT WIDE PRIVATE STORM DRAIN EASEMENT IN LOTS 60 AND 61 IS TO THE BENEFIT OF THE HOA AND LOTS 60 AND 61.
8. THE _____ HOME OWNERS ASSOCIATION (HOA) IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, PRIVATE WALL EASEMENTS AS REQUIRED FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF THE WALLS ON LOTS WITHIN THE LOTS IN THIS PLAT. ALSO REFER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR _____, RECORDED THE _____ DAY OF _____, _____, UNDER RECORDING NUMBER _____, RECORDS OF KING COUNTY, WASHINGTON.
9. A PEDESTRIAN AND RECREATION EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH OVER ALL TRAILS, PATHS, SIDEWALKS AND RECREATION FACILITIES WILTHIN TRACTS A, B, C, M, N AND O.

NOTES AND RESTRICTIONS

1. TRACT A IS AN OPEN SPACE, RECREATION, CRITICAL AREA, ACCESS, MAINTENANCE AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE _____ HOMEOWNERS ASSOCIATION (HOA). THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, INCLUDING PRIVATE STORM DRAIN FACILITIES CONTAINED THEREIN.
2. TRACTS B AND G ARE OPEN SPACE TRACTS AND ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE HOA. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.
3. TRACT C IS AN OPEN SPACE, RECREATION, ACCESS AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE HOA. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT, EXCEPT FOR PUBLIC WATERLINE FACILITIES CONTAINED THEREIN.
4. TRACTS D AND E ARE ACCESS AND UTILITY TRACTS AND ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE HOA. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS, EXCEPT FOR PUBLIC WATERLINE FACILITIES CONTAINED THEREIN.
5. TRACT F IS AN OPEN SPACE, ACCESS AND UTILITY TRACT AND IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE HOA. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND ALL PRIVATE UTILITIES CONTAINED THEREIN WITH THE EXCEPTION OF THOSE PRIVATE UTILITIES CONTAINED WITHIN PRIVATE UTILITY EASEMENTS OTHERWISE CONVEYED TO ANY LOT OR LOTS.
6. TRACT H IS HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE CITY OF ISSAQUAH.
7. TRACTS M, N AND O ARE OPEN SPACE, RECREATION AND UTILITY TRACTS AND ARE HEREBY DEDICATED AND CONVEYED UPON RECORDING OF THIS PLAT TO THE HOA. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS, EXCEPT FOR PUBLIC WATERLINE FACILITIES CONTAINED THEREIN.
8. TRACT MAINTENANCE RESPONSIBILITIES OF THE HOA, AS CALLED FOR IN NOTES AND RESTRICTIONS 1, 2, 3, 4, 5 AND 7, ABOVE, SHALL INCLUDE MAINTENANCE, CONSTRUCTION AND RECONSTRUCTION OF UTILITIES AND OTHER IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, PRIVATE DRAINAGE, WATERLINE AND SANITARY SEWER FACILITIES, HARD SURFACES, LANDSCAPING, RECREATION FACILITIES AND WALLS. "WALLS" IN THIS CONTEXT INCLUDES ROCK WALLS, MSE WALLS, CAST WALLS AND SUPPORTING WALL COMPONENTS SUCH AS FOOTINGS, GEOGRIDS AND WALL DRAINS, AS PRESENT WITHIN THE TRACT.
9. NO EXISTING LOT DIVISION, TRACT OR PARCEL IN THIS PLAT SHALL BE DIVIDED OR CHANGED WHEREBY THE ALLOWABLE DEVELOPMENT, AS DEFINED IN THE DEVELOPMENT AGREEMENT, IS EXCEEDED, EXCEPT WHEN AND IF THE DEVELOPMENT AGREEMENT IS TERMINATED, THE CITY OF ISSAQUAH MAY ALLOW THE ALLOWABLE DEVELOPMENT TO BE EXCEEDED.
10. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CATV, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OUTSIDE THE BUILDINGS THEREON UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO THE BUILDING.
11. THE RIGHTS AND OBLIGATIONS OF THE HOA SET FORTH HEREIN SHALL AUTOMATICALLY BE GRANTED AND CONVEYED WITH AN EQUAL AND UNDIVIDED INTEREST TO THE OWNERS OF LOTS 1-63 AT SUCH TIME, IF ANY, THAT THE TALUS DIVISIONS 7 AND 8 HOMEOWNERS ASSOCIATION CEASES TO EXIST AND NO SUCCESSOR ORGANIZATION OF THE LOT OWNERS ASSUMES ITS OBLIGATIONS HEREUNDER. OWNERSHIP OF TRACTS A, B, C, D, E, F, G, M, N AND O SHALL AUTOMATICALLY BE CONVEYED, WITH AN EQUAL AND UNDIVIDED INTEREST, TO THE OWNERS OF LOTS 1-63 UPON DISSOLUTION OF THE TALUS DIVISIONS 7 AND 8 HOMEOWNERS ASSOCIATION IF NO SUCCESSOR ORGANIZATION OF THE LOT OWNERS ASSUMES OWNERSHIP.
12. A SCHOOL MITIGATION PAYMENT SHALL BE PAID TO ISSAQUAH SCHOOL DISTRICT NO. 411 AT THE TIME THE BUILDING PERMIT FOR EACH DWELLING UNIT IN THE PLAT IS ISSUED.
13. LOTS 1 THROUGH 16 AND LOTS 44 THROUGH 48 SHALL REQUIRE GRINDER PUMPS TO PROVIDE SEWER SERVICE FOR BASEMENT FLOORS.
14. TRACT P IS AN ACCESS AND UTILITY TRACT AND OWNERSHIP IS RETAINED BY TALUS 7 & 8 INVESTMENT, L.L.C., WHO SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID TRACT.

triad

20300 Woodinville Snohomish Rd NE • Woodinville, WA 98072

p: 425.415.2000 f: 425.486.5059 w: triadassociates.net

JOB NO 14-134

SHEET 2 OF 11

REVIEW COPY

Not for Record

PROJECT: 14-134

STATE OF WASHINGTON

18102

REGISTERED PROFESSIONAL LAND SURVEYOR

VOL/PG

SEPT 17, 2015

TALUS DIVISIONS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON
AUGUST 2015

VOL/PG

COVENANTS

ALL LOTS AND TRACTS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR _____ HOMEOWNERS ASSOCIATION RECORDED THE _____ DAY OF _____, _____ UNDER RECORDING NUMBER _____ RECORDS OF KING COUNTY, WASHINGTON.

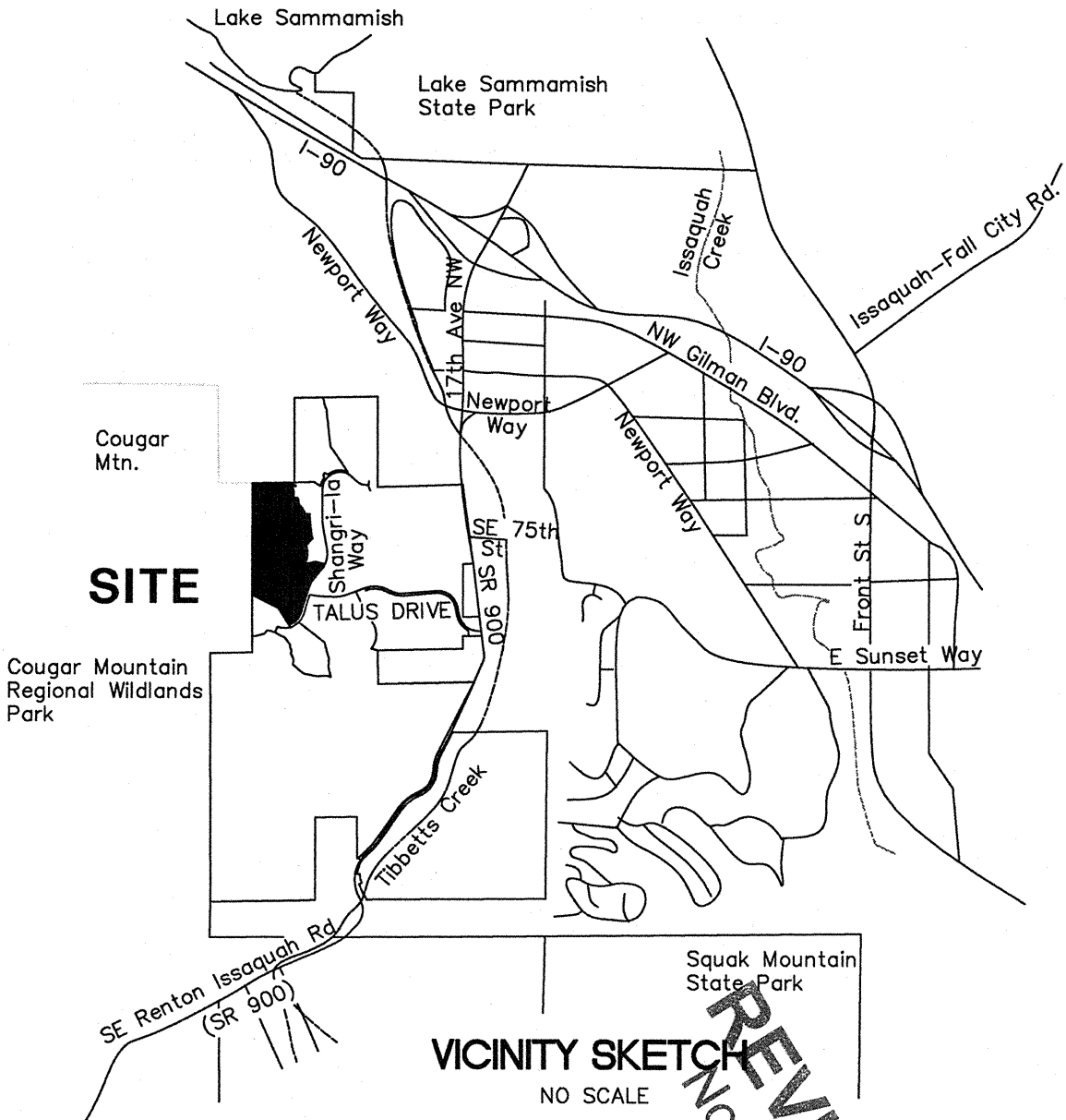
SURVEY NOTES

- 1. PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
- 2. THE EASEMENTS NOTED AND/OR SHOWN HEREON ARE BASED ON PLAT CERTIFICATE FROM CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 0045977-06 DATED JULY 20, 2015 AT 8:00 AM. AND SUPPLEMENTAL COMMITMENTS THEREOF. SEE THE REFERENCED PLAT CERTIFICATE AND TALUS DIVISION A, MASTER PLAT, VOL 201 OF PLATS, PAGES 38-50, RECORDS OF KING COUNTY, WASHINGTON, FOR ALL OTHER MATTERS AFFECTING SUBJECT PROPERTY.
- 3. PROPERTY CORNERS SHALL BE SET AS FOLLOWS, UNLESS OTHERWISE SPECIFIED:
 - A) SET 1/2" x 24" REBAR WITH CAP "LS NO. 18102" AT A 20' OFFSET FROM THE FRONT LOT CORNERS.
 - B) SET LEAD AND TACKS ON CONCRETE CURBS AT SIDE LOT LINE EXTENSIONS.
 - C) SET 1/2" x 24" REBAR WITH CAP "LS NO. 18102" AT ALL REAR LOT CORNERS AND ANGLE POINTS.

TITLE RESTRICTIONS

THE FOLLOWING ITEMS PERTAIN TO SCHEDULE B OF THE PLAT CERTIFICATE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 0045977-06 DATED JULY 20, 2015 AT 8:00 AM AND THE SUPPLEMENTAL COMMITMENTS THEREOF.

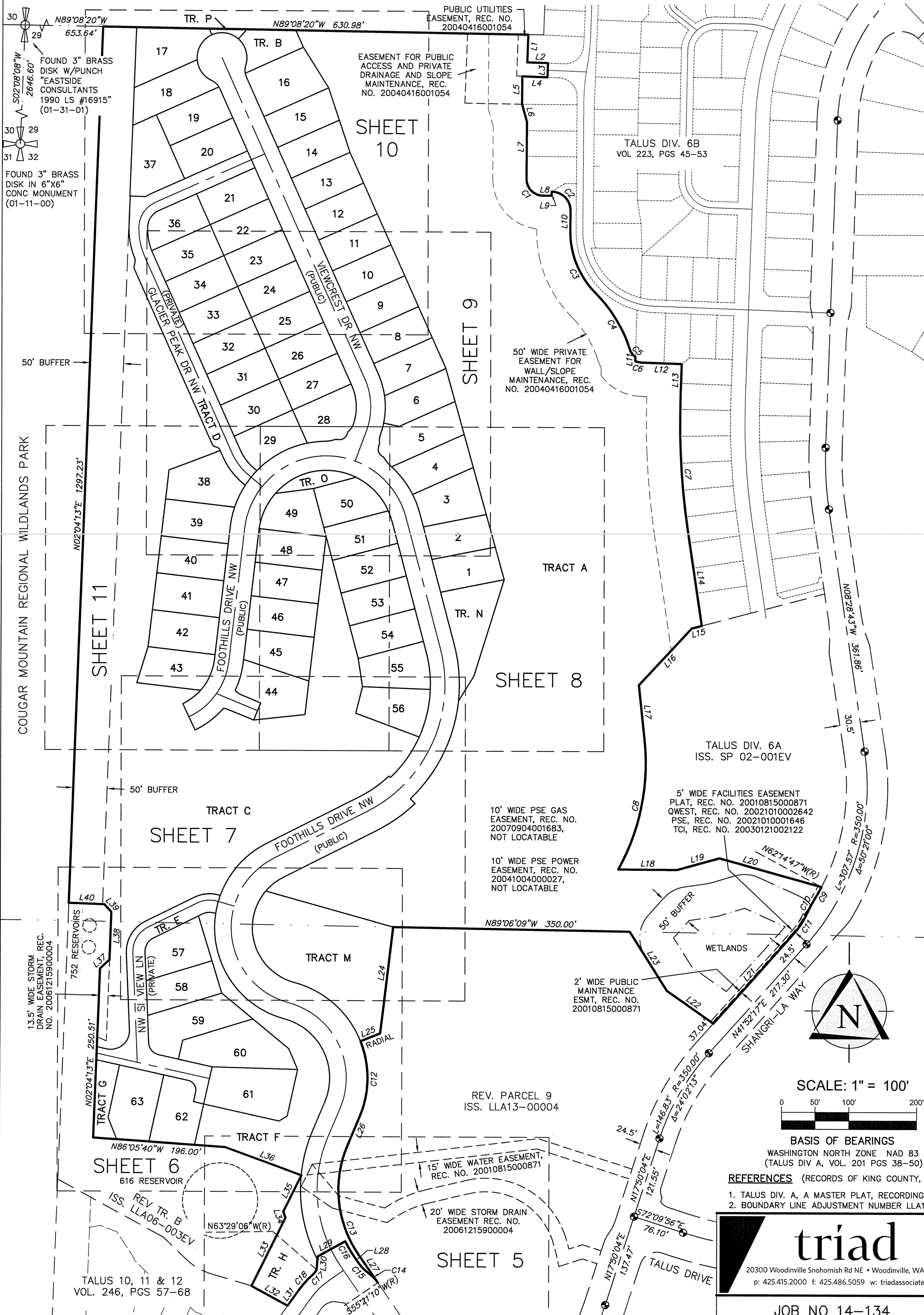
- 1. THIS PROPERTY IS SUBJECT TO A DECLARATION OF EASMENTS, AND COVENANT TO SHARE COSTS FOR TALUS, AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010913001304 DATED SEPTEMBER 13, 2001 AND AS MODIFIED AND/OR AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 20031223001555, 20040416001050, 20050315001242 AND 20070710000991, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #1)
- 2. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF TELECOMMUNICATIONS FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20021010002642 DATED OCTOBER 10, 2002, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #2)
- 3. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UTILITY SYSTEMS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20021010001646 DATED OCTOBER 10, 2002, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #3)
- 4. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF COMMUNICATIONS, BROADBAND, CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20030121002122 DATED JANUARY 21, 2003, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #4)
- 5. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF STRUCTURAL RETAINING WALLS, MAINTAINING SLOPES, STORM DRAINAGE FACILITIES, AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20040416001054 DATED APRIL 16, 2004, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #5)
- 6. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UTILITY SYSTEMS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20041004000027 DATED OCTOBER 4, 2004, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #6)
- 7. THIS PROPERTY IS SUBJECT TO AN EASEMENT AND TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UTILITY SYSTEMS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20070904001683 DATED SEPTEMBER 4, 2007, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #7)
- 8. THIS PROPERTY IS SUBJECT TO MINERAL RESERVATIONS AND EXCEPTIONS CONTAINED IN DEEDS GRANTED BY NORTHERN PACIFIC RAILROAD COMPANY, RECORDED UNDER RECORDING NUMBERS 212072 AND 212073, AND AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7703160431. (PARAGRAPH #8)
- 9. THIS PROPERTY IS SUBJECT TO DEDICATION, COVENANTS, RESTRICTIONS, NOTES AND EASEMENT, ALL AS CONTAINED IN THE PLAT OF TALUS DIV. A, A MASTER PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #9)
- 10. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP02-001EV, RECORDED UNDER RECORDING NUMBER 20030623900013, BEING AN AMENDMENT OF RECORDING NUMBER 20030226900037, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #10)
- 11. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA04-001-EV, RECORDED UNDER RECORDING NUMBER 20040301900017, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #11)
- 12. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA04-002-EV, RECORDED UNDER RECORDING NUMBER 20050126900005, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #12)
- 13. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA06-003-EV, RECORDED UNDER RECORDING NUMBER 20061215900004, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #13)
- 14. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER LLA13-0004, RECORDED UNDER RECORDING NUMBER 20140409900010, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #14)
- 15. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT AS DISCLOSED BY SAID INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010914001232 DATED SEPTEMBER 14, 2001, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #15)
- 16. THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT AS DISCLOSED BY SAID INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010924001305 DATED SEPTEMBER 24, 2001 AND AMENDED AND/OR MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 20031223001554, 20040416001051, 20050628000474, 20051213002703, 20070628001260 AND 20070710000990, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #16)
- 17. THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF A PRE-ANNEXATION AGREEMENT FOR COUGAR MOUNTAIN EAST VILLAGE AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9606170285 DATED JUNE 17, 1996, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #17)
- 18. THIS PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT, DISCLOSED BY A MEMORANDUM THEREOF, AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20000209001923 DATED FEBRUARY 9, 2000, RECORDS OF KING COUNTY, WASHINGTON. (PARAGRAPH #18)



TALUS DIVISIONS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG



| CURVE TABLE | | | |
|-------------|-----------|----------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 90°00'00" | 24.50' | 38.48' |
| C2 | 91°02'30" | 27.50' | 43.70' |
| C3 | 45°19'00" | 128.50' | 101.63' |
| C4 | 27°23'20" | 206.50' | 98.71' |
| C5 | 41°10'15" | 18.50' | 13.29' |
| C6 | 21°35'37" | 24.50' | 9.23' |
| C7 | 10°29'07" | 1096.00' | 200.57' |
| C8 | 34°48'46" | 325.00' | 197.47' |
| C9 | 4°13'12" | 319.50' | 23.53' |
| C10 | 8°31'12" | 120.00' | 17.84' |
| C11 | 18°25'03" | 124.85' | 40.13' |
| C12 | 44°44'55" | 146.50' | 114.42' |
| C13 | 57°23'02" | 168.50' | 168.76' |
| C14 | 19°40'00" | 60.00' | 20.59' |
| C15 | 19°40'00" | 60.00' | 20.59' |
| C16 | 8°47'58" | 175.50' | 26.95' |
| C17 | 21°46'59" | 25.00' | 9.50' |
| C18 | 12°52'11" | 136.50' | 30.66' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L1 | N02°02'58"E | 41.03' |
| L2 | N87°57'02"W | 30.82' |
| L3 | S02°02'58"W | 21.00' |
| L4 | S87°57'02"E | 37.35' |
| L5 | N00°16'27"E | 41.30' |
| L6 | N15°43'17"W | 27.22' |
| L7 | N00°16'27"E | 84.47' |
| L8 | N89°43'33"W | 13.00' |
| L9 | S00°16'27"W | 6.00' |
| L10 | N00°16'27"E | 30.68' |
| L11 | N02°00'24"E | 6.63' |
| L12 | N87°59'35"W | 59.98' |
| L13 | N02°00'24"E | 47.84' |
| L14 | N08°28'43"W | 140.93' |
| L15 | N75°18'27"E | 15.07' |
| L16 | N42°58'50"E | 114.78' |
| L17 | N05°55'41"W | 82.48' |
| L18 | N89°38'20"W | 86.89' |
| L19 | S74°37'01"W | 65.16' |
| L20 | N74°37'12"W | 157.42' |
| L21 | N41°52'17"E | 178.44' |
| L22 | S54°56'35"E | 84.06' |
| L23 | S32°12'53"E | 103.26' |
| L24 | N06°49'30"E | 158.63' |
| L25 | N67°59'17"E | 31.13' |
| L26 | N22°44'12"E | 46.46' |
| L27 | N34°38'50"W | 50.89' |
| L28 | S34°38'50"E | 10.51' |
| L29 | N61°02'58"E | 46.62' |
| L30 | N04°11'52"E | 19.68' |
| L31 | N35°25'42"E | 28.63' |
| L32 | S61°25'39"E | 61.29' |
| L33 | S26°25'26"W | 112.52' |
| L34 | S18°34'34"E | 9.90' |
| L35 | S26°25'26"W | 59.86' |
| L36 | S69°59'56"E | 120.72' |
| L37 | S47°04'13"W | 19.09' |
| L38 | S02°04'13"W | 70.85' |
| L39 | S42°55'47"E | 15.33' |
| L40 | S87°55'47"E | 52.66' |

NOTE: FOR SECTION BREAKDOWN AND OTHER SUBDIVISIONAL INFORMATION, SEE TALUS DIVISION A, A MASTER PLAT, VOLUME 201 OF PLATS, PAGES 38-50, KING COUNTY RECORDING NO. 20010815000871

SCALE: 1" = 100'

BASIS OF BEARINGS
WASHINGTON NORTH ZONE NAD 83
(TALUS DIV A, VOL. 201 PGS 38-50)

REFERENCES (RECORDS OF KING COUNTY, WASHINGTON)

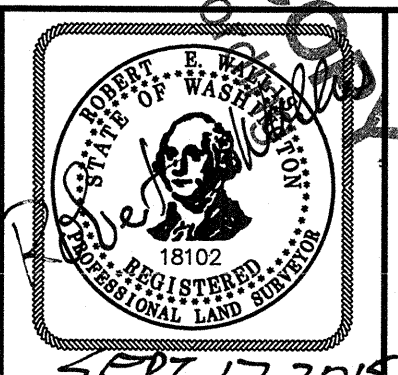
1. TALUS DIV. A, A MASTER PLAT, RECORDING NUMBER 20010815000871
2. BOUNDARY LINE ADJUSTMENT NUMBER LLA13-00004, RECORDING NUMBER 20140409900010

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SHEET 4 OF 11

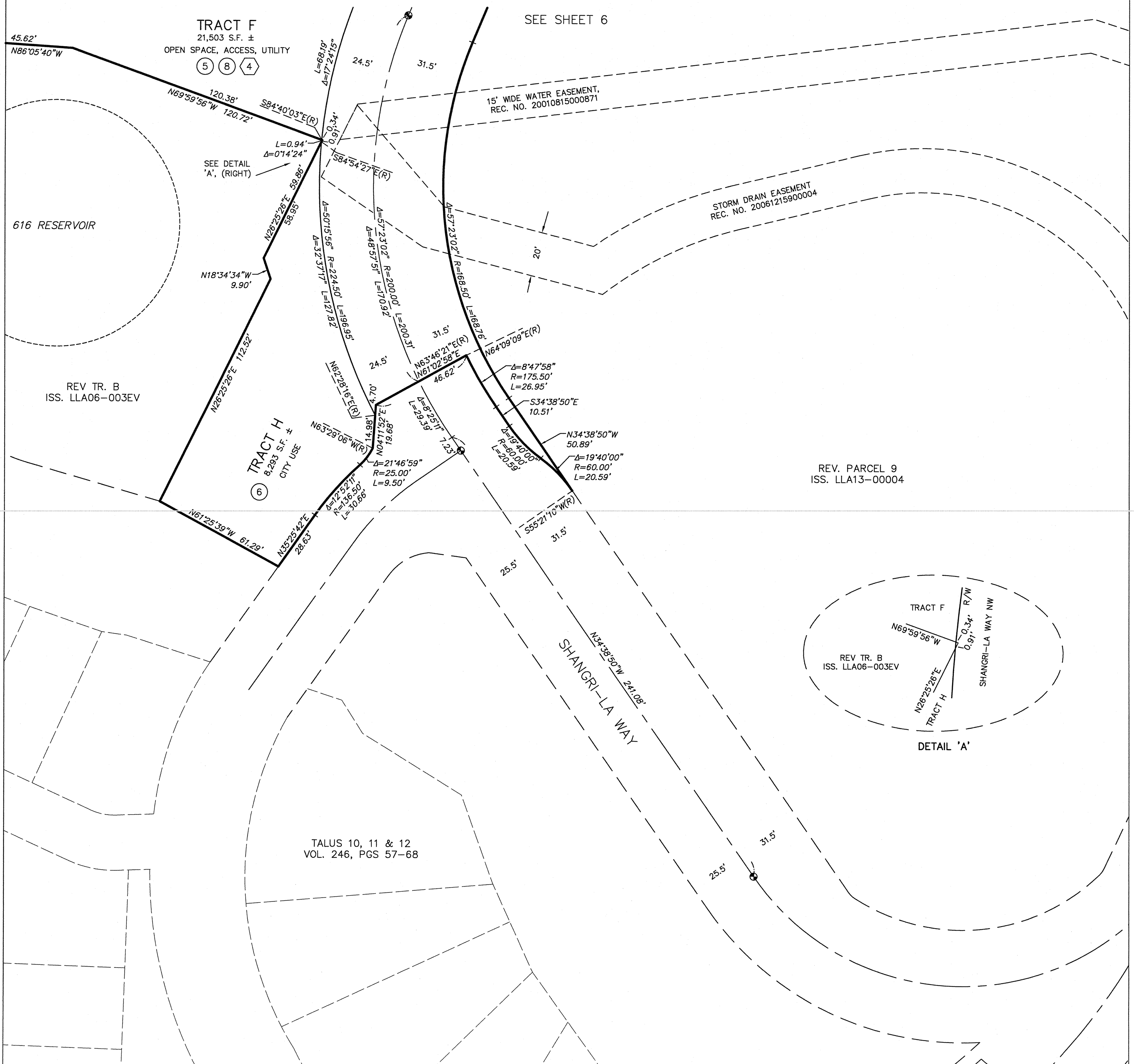


VOL/PG

CITY OF ISSAQUAH FILE NO. FPXX-XXXXX

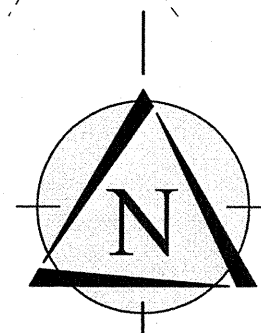
TALUS DIVISIONS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LEGEND

- FOUND EXISTING REBAR W/CAP
- SET REBAR W/CAP OR MAG NAIL W/LS WASHER
"TRIAD" LS 18102, TACKS IN LEAD W/LS WASHER
18102 WILL BE SET WHERE LOT CORNERS FALL
IN CONCRETE OR STONE SURFACES
- ⊙ MONUMENT IN CASE
- ⊕ SEE NOTE NUMBER UNDER NOTES AND RESTRICTIONS ON SHEET 2
- ⊕ SEE NOTE NUMBER UNDER EASEMENT PROVISIONS ON SHEET 2
- (R) RADIAL BEARING





SCALE: 1" = 30'

0 15' 30' 60'

BASIS OF BEARINGS
WASHINGTON NORTH ZONE NAD 83
(TALUS DIV A, VOL. 201 PGS 38-50)

CITY OF ISSAQUAH FILE NO. FPXX-XXXXX

| | | |
|---|---|---------------------|
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| <p>JOB NO 14-134 SHEET 5 OF 11</p> | | <p>SEP 17, 2015</p> |

REVIEW
Not for

TALUS DIVISIONS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 7

TRACT C

223,494 S.F. ±
OPEN SPACE, RECREATION,
ACCESS, UTILITY

(3) (8) (4) (9)

TRACT A

457,120 S.F. ±
OPEN SPACE, RECREATION,
CRITICAL AREA, ACCESS,
MAINTENANCE, UTILITY

(1) (8) (4) (9)

TRACT M

26,715 S.F. ±
OPEN SPACE,
RECREATION,
UTILITY

(7) (8) (4) (9)

TRACT E

ACCESS, UTILITY

57

5807 S.F. ±

10' WIDE PRIVATE STORM DRAIN EASEMENT

15' WIDE PRIVATE STORM DRAIN & SANITARY SEWER EASEMENT

58

5419 S.F. ±

59

7578 S.F. ±

60

8624 S.F. ±

61

8496 S.F. ±

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5936 S.F. ±

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6782 S.F. ±

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TALUS DIVISIONS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

SEE SHEET 11

SEE SHEET 8

44

56

TRACT C

223,494 S.F. ±

OPEN SPACE, RECREATION,
ACCESS, UTILITY

(3) (8) (4) (9)

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L13 | N74°01'39"W | 2.01' |

TRACT A

457,120 S.F. ±

OPEN SPACE, RECREATION,
CRITICAL AREA, ACCESS,
MAINTENANCE, UTILITY

(1) (8) (4) (9)

TRACT M

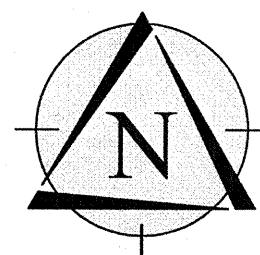
26,715 S.F. ±

OPEN SPACE,
RECREATION,
UTILITY

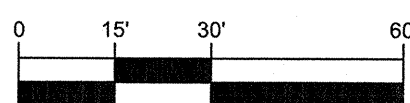
(7) (8) (4) (9)

LEGEND

- FOUND EXISTING REBAR W/CAP
- SET REBAR W/CAP OR MAG NAIL W/LS WASHER
"TRIAD" LS 18102, TACKS IN LEAD W/LS WASHER
18102 WILL BE SET WHERE LOT CORNERS FALL
IN CONCRETE OR STONE SURFACES
- MONUMENT IN CASE
- ④ SEE NOTE NUMBER UNDER NOTES AND
RESTRICTIONS ON SHEET 2
- ⑥ SEE NOTE NUMBER UNDER EASEMENT
PROVISIONS ON SHEET 2
- (R) RADIAL BEARING



SCALE: 1" = 30'



BASIS OF BEARINGS
WASHINGTON NORTH ZONE NAD 83
(TALUS DIV A, VOL. 201 PGS 38-50)

CITY OF ISSAQUAH FILE NO. FPXX-XXXXX

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JOB NO 14-134

SHEET 7 OF 11



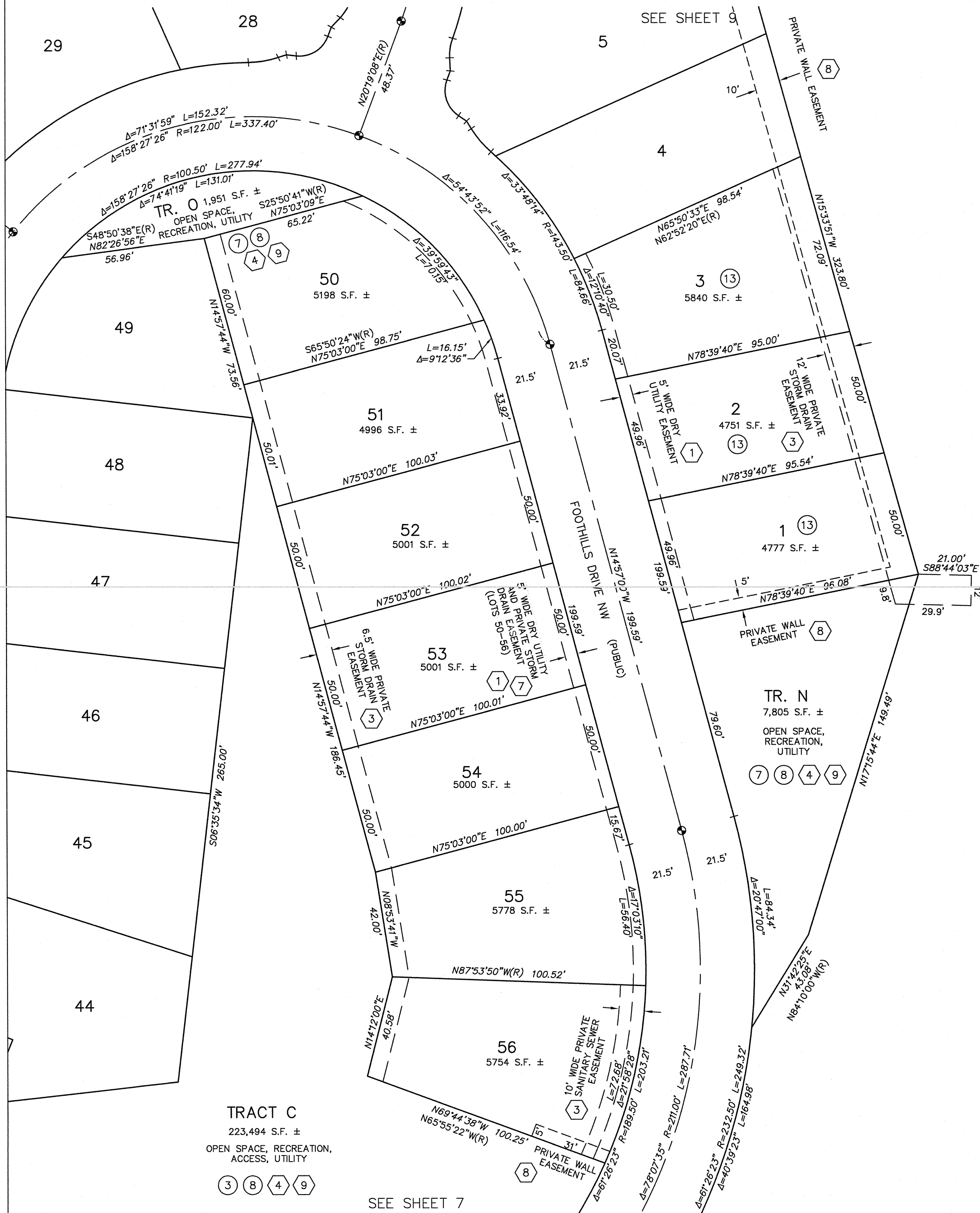
VOL/PG

REV. PARCEL 9
ISS. LLA13-00004

REVIEW
Not for Record

TALUS DIVISIONS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



TALUS DIVISIONS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



TRACT A

457,120 S.F. ±
OPEN SPACE, RECREATION,
CRITICAL AREA, ACCESS,
MAINTENANCE, UTILITY

1 8 4 9

TRACT C

223,494 S.F. ±
OPEN SPACE, RECREATION,
ACCESS, UTILITY

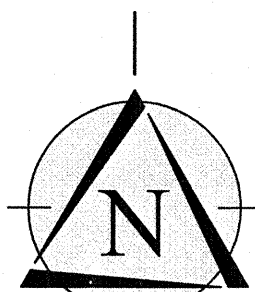
3 8 4 9

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|---------|--------|
| C1 | 1'00'07" | 143.50' | 2.51' |
| C2 | 17'19'38" | 40.00' | 12.10' |
| C3 | 76'24'07" | 12.00' | 16.00' |
| C4 | 22'33'45" | 20.00' | 7.88' |
| C5 | 8'42'50" | 121.50' | 18.48' |
| C6 | 17'19'30" | 40.00' | 12.10' |
| C7 | 76'24'08" | 12.00' | 16.00' |
| C8 | 23'32'25" | 20.00' | 8.22' |
| C22 | 45'00'00" | 4.50' | 3.53' |
| C23 | 45'00'00" | 5.50' | 4.32' |

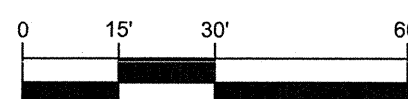
| LINE | DIRECTION | LENGTH |
|------|-------------|--------|
| L1 | N31'25'36"W | 3.45' |
| L2 | S56'04'59"E | 3.92' |
| L3 | S20'19'07"W | 3.84' |
| L4 | S02'31'52"E | 5.18' |
| L5 | S72'03'51"W | 3.85' |
| L6 | N83'16'46"W | 3.92' |
| L7 | N20'19'07"E | 3.84' |
| L8 | N43'10'07"E | 5.18' |
| L9 | S69'09'27"E | 5.76' |
| L10 | S24'09'27"E | 1.43' |

LEGEND

- FOUND EXISTING REBAR W/CAP
- SET REBAR W/CAP OR MAG NAIL W/LS WASHER "TRIAD" LS 18102, TACKS IN LEAD W/LS WASHER 18102 WILL BE SET WHERE LOT CORNERS FALL IN CONCRETE OR STONE SURFACES
- MONUMENT IN CASE
- SEE NOTE NUMBER UNDER NOTES AND RESTRICTIONS ON SHEET 2
- SEE NOTE NUMBER UNDER EASEMENT PROVISIONS ON SHEET 2
- (R) RADIAL BEARING



SCALE: 1" = 30'

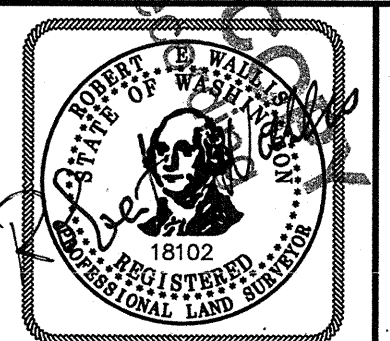


BASIS OF BEARINGS
WASHINGTON NORTH ZONE NAD 83
(TALUS DIV A, VOL. 201 PGS 38-50)

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SHEET 9 OF 11



VOL/PG

TALUS DIVISIONS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG



| CURVE TABLE | | | |
|-------------|-----------|--------|--------|
| CURVE | DELTA | RADIUS | LENGTH |
| C9 | 41°24'35" | 25.00' | 18.07' |
| C10 | 41°24'35" | 25.00' | 18.07' |
| C11 | 27°29'07" | 25.00' | 11.99' |
| C12 | 13°55'28" | 25.00' | 6.08' |
| C13 | 34°19'42" | 25.00' | 14.98' |
| C14 | 7°04'52" | 25.00' | 3.09' |
| C15 | 9°56'35" | 55.50' | 9.63' |
| C16 | 64°11'04" | 28.00' | 31.37' |
| C17 | 25°48'56" | 87.00' | 39.20' |
| C18 | 23°22'58" | 87.00' | 35.51' |
| C19 | 2°25'58" | 87.00' | 3.69' |
| C20 | 33°43'39" | 4.50' | 2.65' |
| C21 | 35°00'00" | 4.50' | 2.75' |
| C22 | 45°00'00" | 4.50' | 3.53' |
| C23 | 45°00'00" | 5.50' | 4.32' |

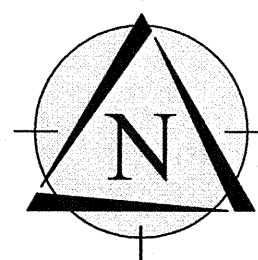
TRACT A

457,120 S.F. ±
OPEN SPACE, RECREATION,
CRITICAL AREA, ACCESS,
MAINTENANCE, UTILITY

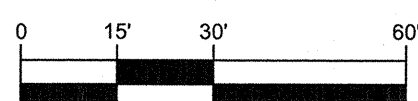
(1) (8) (4) (9)

LEGEND

- FOUND EXISTING REBAR W/CAP
- SET REBAR W/CAP OR MAG NAIL W/LS WASHER
"TRIAD" LS 18102, TACKS IN LEAD W/LS WASHER
18102 WILL BE SET WHERE LOT CORNERS FALL
IN CONCRETE OR STONE SURFACES
- ⊙ MONUMENT IN CASE
- Ⓝ SEE NOTE NUMBER UNDER NOTES AND
RESTRICTIONS ON SHEET 2
- Ⓢ SEE NOTE NUMBER UNDER EASEMENT
PROVISIONS ON SHEET 2
- (R) RADIAL BEARING



SCALE: 1" = 30'



BASIS OF BEARINGS
WASHINGTON NORTH ZONE NAD 83
(TALUS DIV A, VOL. 201 PGS 38-50)

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JOB NO 14-134

SHEET 10 OF 11



CITY OF ISSAQUAH FILE NO. FPXX-XXXXX

VOL/PG

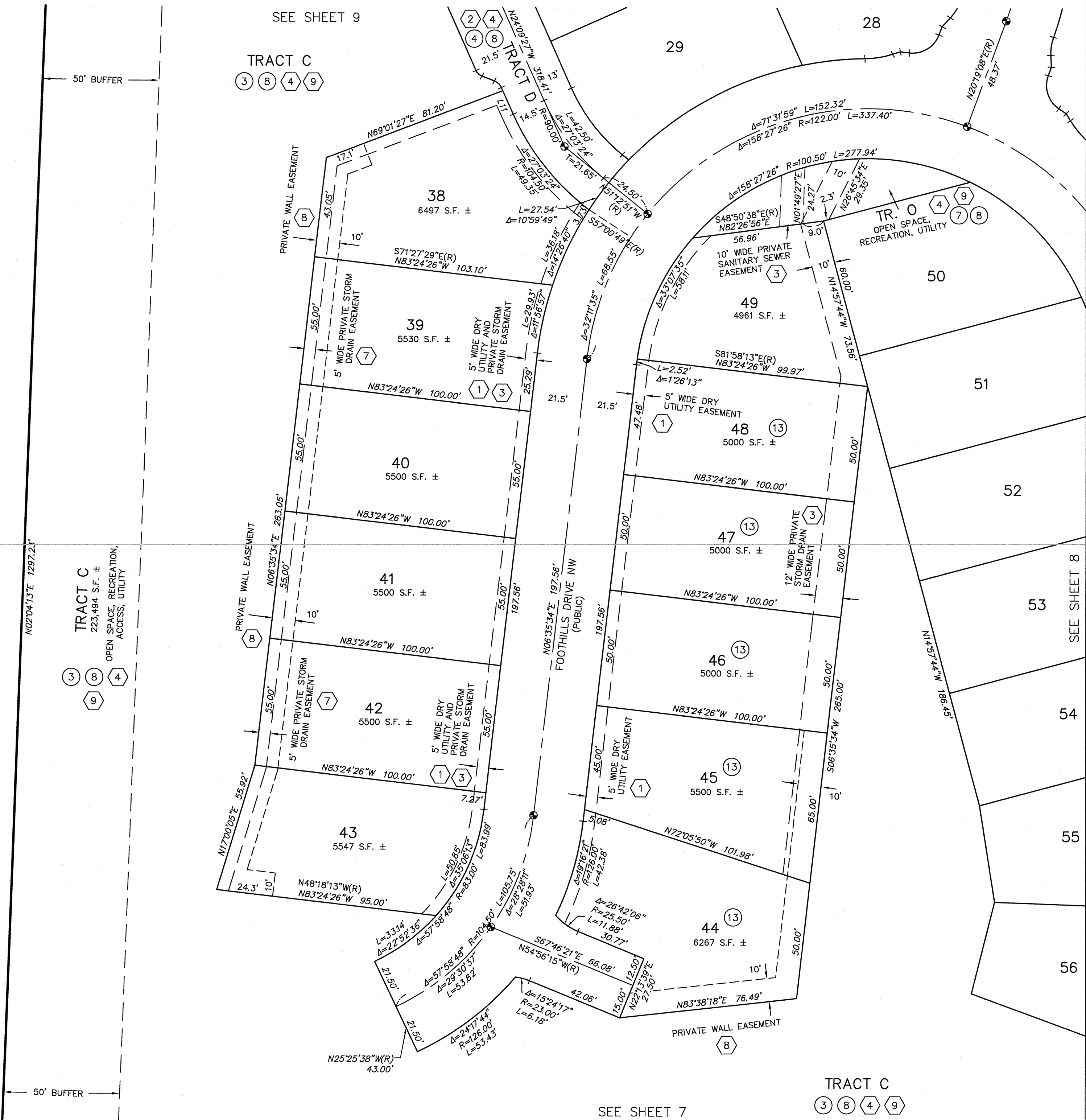
TALUS DIVISIONS 7 & 8

POR SW 1/4 OF SEC 29, TWP 24 N, RGE 6 E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

VOL/PG

SEE SHEET 9

TRACT C
3 8 4 9



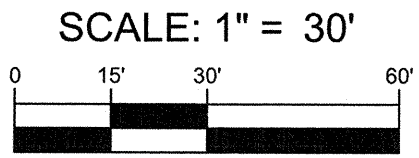
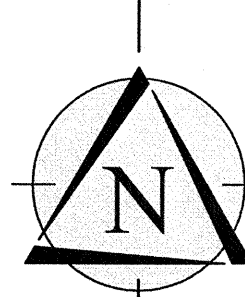
TRACT C
223,494 S.F. ±
OPEN SPACE, RECREATION,
ACCESS, UTILITY
3 8 4 9

TRACT C
3 8 4 9

SEE SHEET 7

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L11 | S24°09'27"E | 11.12' |

- LEGEND**
- FOUND EXISTING REBAR W/CAP
 - SET REBAR W/CAP OR MAG NAIL W/LS WASHER "TRIAD" LS 18102, TACKS IN LEAD W/LS WASHER 18102 WILL BE SET WHERE LOT CORNERS FALL IN CONCRETE OR STONE SURFACES
 - ⊙ MONUMENT IN CASE
 - Ⓝ SEE NOTE NUMBER UNDER NOTES AND RESTRICTIONS ON SHEET 2
 - Ⓜ SEE NOTE NUMBER UNDER EASEMENT PROVISIONS ON SHEET 2
 - (R) RADIAL BEARING



BASIS OF BEARINGS
WASHINGTON NORTH ZONE NAD 83
(TALUS DIV A, VOL. 201 PGS 38-50)

triad
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JOB NO 14-134
SHEET 11 OF 11

